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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT No. 1 | DATE 1/23/07 |
| | | TO LEASE NO. GS-03B-06366 |
| ADDRESS OF PREMISE Middle River Depot 2800 Eastern Boulevard Middle River, Maryland | ACT Number | |

THIS AGREEMENT, made and entered into this date by and between
 Middle River Station Development, LLC, a Maryland Limited Liability Company
 C/O Maryland Financial Investors, Inc.

whose address is 9475 Deereco Road
 Suite 302
 Timonium, Maryland 21093

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended,
 effective January 23, 2007, as follows:

A. Paragraph 1 of Standard Form 2 of the lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

"1. Effective as of January 23, 2007, the Lessor hereby leases to the Government the following described premises: the 473,271 square feet of warehouse of and related space located at the Middle River Depot, 2800 Eastern Boulevard in Middle River, Maryland, to be used for such purpose as may be determined by the Government.

B. Paragraph 2 of Standard Form 2 of the lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on January 23, 2007 through September 30, 2008, subject to termination and renewal rights as may be hereinafter set forth.

(continued on page 2)

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

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| LESSOR: Middle Station Development, LLC, a Maryland Limited Liability Company By: Middle River Holdings, LLC, a Delaware Limited Liability Company Sole Member BY <u>Joey Aini</u> Joey Aini | Authorized Signer (Title) c/o Gordon Feinblatt Rothman Hoffberger & Hollander, LLC 233 East Redwood Street Baltimore, Maryland 21202-3332 (Address) |
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| IN THE PRESENCE OF <u>Supriya M. Harding</u> (Signature) Supriya M. Harding | |
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| UNITED STATES OF AMERICA BY <u>M. Peretti</u> (Signature) | Contracting Officer (Official Title) |
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SUPPLEMENTAL LEASE AGREEMENT No. 1
To Lease No. GS-03B-06366

The Government may terminate this lease in whole or in part effective anytime on or after September 30, 2007 by giving at least 90 days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

C. Paragraph 3 of Standard Form 2 of the lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

"3. The Government shall pay the Lessor annual rent of \$1,656,448.50 at the rate of \$138,037.37 per month in arrears.

\$3.50 per square foot, comprised of the following:

Shell Rent \$2.60 per square feet,

Annual Cost of Services: \$0.90 per square feet, plus accrued escalations per Paragraph 5, Operating Costs.

Rent for a lesser period shall be prorated. Rent Checks shall be made payable to:

Middle River Station Development, LLC, a Maryland Limited Liability Company
C/O Maryland Financial Investors, Inc.
9475 Deereco Road
Suite 302
Timonium, Maryland 21093

Any expansion square footage that the Government requests shall be charged at the same rate."

- END -